118.0	0006	0021.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 676,900 / 676,900
					USE VALUE: 676,900 / 676,900
					ASSESSED: 676,900 / 676,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		LORRAINE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ABBOTT ROBERT E JR--ETAL
Owner 2:	ABBOTT ANN MARIE
Owner 3:	
Street 1:	19 LORRAINE TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,137 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Clapboard Exterior and 1805 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8137.000	211,500	500	464,900	676,900
Total Card	0.187	211,500	500	464,900	676,900
Total Parcel	0.187	211,500	500	464,900	676,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.06 | /Parcel: 375.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 76688
GIS Ref:
GIS Ref:
Insp Date: 09/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0006-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	211,500	500	8,137.	464,900	676,900	676,900	Year End Roll	12/18/2019
2019	101	FV	192,800	500	8,137.	471,500	664,800	664,800	Year End Roll	1/3/2019
2018	101	FV	193,700	0	8,137.	352,000	545,700	545,700	Year End Roll	12/20/2017
2017	101	FV	193,700	0	8,137.	318,800	512,500	512,500	Year End Roll	1/3/2017
2016	101	FV	193,700	0	8,137.	305,500	499,200	499,200	Year End	1/4/2016
2015	101	FV	192,700	0	8,137.	259,000	451,700	451,700	Year End Roll	12/11/2014
2014	101	FV	192,700	0	8,137.	245,700	438,400	438,400	Year End Roll	12/16/2013
2013	101	FV	192,700	0	8,137.	233,800	426,500	426,500		12/13/2012

!9224!

PRINT

Date	Time
12/10/20	23:43:41

LAST REV

Date	Time
09/25/18	10:34:41
apro	
9224	

USER DEFINED

Prior Id # 1:	76688
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ABBOTT ROBERT	23602-589		8/31/1993		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2012	258	Addition	19,000					construct 7x17 fro
5/18/1994	214		1,500					WDK 10X20
5/10/1993	158	Manual	1,000					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2018	MEAS&NOTICE	CC	Chris C
3/19/2009	Meas/Inspect	372	PATRIOT
4/10/2000	Inspected	276	PATRIOT
2/14/2000	Measured	264	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8137		Sq. Ft.	Site		0	70.	0.82	5									464,877						464,900	

Total AC/HA: 0.18680 | Total SF/SM: 8137 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 464,877 | Spl Credit | Total: 464,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	127.602
Other Features:	79134
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	287388
Depreciation:	75871
Depreciated Total:	211518

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

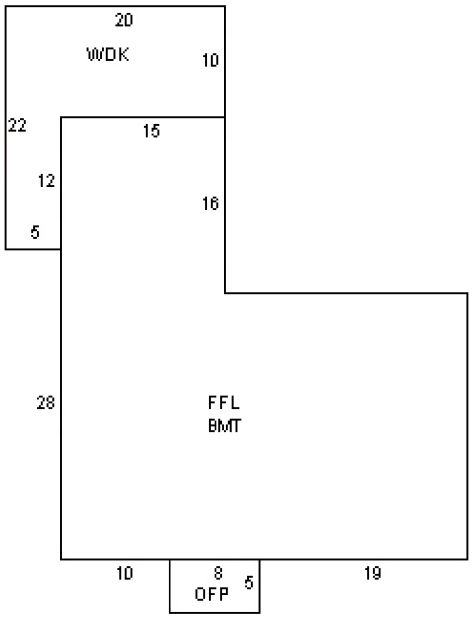
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	127.60
Special Features:	0	Val/Su Net:	82.75
Final Total:	211500	Val/Su SzAd	187.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,128	53.210	60,021
FFL	First Floor	1,128	127.600	143,935
WDK	Deck	260	9.800	2,547
OFP	Open Porch	40	43.780	1,751

Net Sketched Area:	2,556	Total:	208,254
Size Ad	1128	Gross Are	2556	FinArea	1805
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0006-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2010	0.00	T	7.2	101						
19	Patio	D	Y	1	10X10	A	AV	2000	6.00	T	15.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc